



To the Honorable Council
City of Norfolk, Virginia

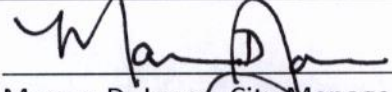
June 14, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Granby Development Certificate at 210 E. 22nd Street – The Monument Companies**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-4

I. **Staff Recommendation:** Approval.

II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.

III. **Request:** Granby Development Certificate to permit the substantial renovation of a three-story, historic warehouse into a 36-unit multi-family building in the G-1 zoning district with no development waivers requested.

IV. **Applicant:** The Monument Companies

V. **Description:**

- The site is located on the north side of East 22nd Street east of the Monticello Avenue service lane directly south of the Norfolk Southern railroad tracks within the Mid-Town Industrial Area.
- Given that no development waivers are requested, and that the proposed use is supported by the adopted Future Land Use Map and is permitted by-right within the G-1 zoning district, and since the proposed adaptive reuse of the historic warehouse is supported by the Preserving Our Heritage chapter of *plaNorfolk2030*, staff recommends approval of the Granby Development Certificate.

VI. **Historic Resources Impacts**

The site is not located within a federal, state, or local historic district.

- The building, historically known as the *British-American Tobacco Co. Warehouse/George G. Lee Co., Inc. Plumbing Supplies* building (Jacob Tevss – architect and builder), was constructed in 1917, and is listed as a contributing resource within both the Williamston-Woodland Historic District and the Norfolk & Western Railroad Historic District.
- Both historic districts are listed on the Virginia Landmarks Register and the National Register of Historic Places.

- The building was approved as a historic resource by the National Park Service (NPS) and the Virginia Department of Historic Resources (VDHR) in 2014 and 2015.
- The applicant proposes to utilize State/Federal historic tax credits to rehabilitate the structure, converting the building into multi-family residential, which would require all improvements, modifications and alterations to be rigorously reviewed in order to be approved by the NPS and VDHR.

VII. Public Schools Impacts

This site is located within the Taylor Elementary School, the Blair Middle School and Maury High School attendance zones.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Proponents and Opponents
- Staff Report to CPC dated May 26, 2016 with attachments
- Letter of support
- Ordinance

City Planning Commission: May 26, 2016

Executive Secretary: George M. Homewood, FAICP, CFM

Staff: Matthew Simons, AICP, CZA, CFM

gs
M.S.

Staff Report	Non-public hearing item	
Address	210 East 22 nd Street	
Applicant	The Monument Companies	
Request	Granby Development Certificate	Convert existing warehouse to multi-family residential
Property Owner	William T. & Charlene G. Reynolds	
Site Characteristics	Site/Building Area	35,568/31,537 sq. ft.
	Future Land Use Map	Multi-Family
	Zoning	G-1 (Granby/Monticello Corridor Mixed-Use) district
	Neighborhood	N/A
	Character District	Traditional
Surrounding Area	North	I-2 (Light Industrial): NS Railway, pump station, vacant land
	East	G-1: Industrial warehouse
	South	G-1: Parking lot
	West	G-1: Phase I of Monument proposal: 51 units



A. Summary of Request

- The site is located on the north side of East 22nd Street east of the Monticello Avenue service lane directly south of the Norfolk Southern railroad tracks within the Mid-Town Industrial Area.
- This application is for a Granby Development Certificate to permit the substantial renovation of a three-story, historic warehouse into a 36-unit multi-family building in the G-1 zoning district with no development waivers requested.

B. Plan Consistency

- The proposed reuse of the structure is consistent with *plaNorfolk2030*, which designates this site as Multi-Family Residential, which permits multi-family.
- The Healthy and Vibrant Neighborhoods chapter of *plaNorfolk2030* calls for the city to promote the transition of the Monticello-Granby Corridor to a higher intensity mix of development types (N5.1.18).
 - This chapter also includes an action for the Mid-Town Industrial Area calling for the city to encourage and market underutilized warehouse spaces for reuse (N5.1.16(b)).
- The Preserving Our Heritage chapter of *plaNorfolk2030* calls for protecting Norfolk's historic resources, in part by encouraging the reuse of nonconforming historic structures.
 - Approval of the Granby Development Certificate will permit the project to move forward to pursue historic tax credits under the NPS/VDHR guidelines; saving the 99-year-old structure from eventual demolition, which would be supported by *plaNorfolk2030*.

C. Historic Context and Impacts

- The building, historically known as the *British-American Tobacco Co. Warehouse/George G. Lee Co., Inc. Plumbing Supplies* building (Jacob Tevss – architect and builder), was constructed in 1917, and is listed as a contributing resource within both the Williamston-Woodland Historic District and the Norfolk & Western Railroad Historic District.
- Both historic districts are listed on the Virginia Landmarks Register and the National Register of Historic Places.
- The building was approved as a historic resource by the National Park Service (NPS) and the Virginia Department of Historic Resources (VDHR) in 2014 and 2015; meeting the following applicable National Register criteria.
 - The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- The Williamston-Woodland Historic District is associated with events that have made a significant contribution to the broad patterns of our history:
 - Significant to the history of Architecture: significant given it's "Architecture as a densely built and intact railroad corridor industrial area..."
 - Significant to the history of Commerce and Industry: "related to the large number of light industrial and production facilities within the district and the story they tell of the movement of this type of business out of the historic downtown."
 - Significant to the Ethnic History (European): significant given the contexts of this building being associated with a "large number of intact buildings developed by the Margolius family, which was a leading Jewish family and leading business family in Norfolk and pioneered new methods of real estate development in the city"
 - Significant to the history of Transportation: significant given its "direct connection to the Norfolk & Western Railroad line and the story of the development of Lamberts Point and the Pocahontas coal fields"
- While the structure is designated as a contributing resource by the NPS and VDHR, the site is not located within a locally designated historic district or identified as a local historic landmark, and the design guidelines applicable within local historic districts do not apply to this structure.
- The applicant proposes to utilize State/Federal historic tax credits to rehabilitate the structure, converting the building into multi-family residential, which would require all improvements, modifications and alterations to be rigorously reviewed in order to be approved by the NPS and VDHR.

D. Zoning Analysis – Granby Development Certificate

i. General

- The site is zoned G-1; which permits multi-family by-right.
- A Development Certificate is required for any development or substantial renovation.

ii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

iii. Development Standards

- **Maximum height:**
 - Maximum of 65 feet permitted.
 - Proposal conforms with the existing building height at 47 feet.
- **Building Placement – build-to lines:**
 - Along East 22nd Street, building must be located within ten feet of the property line, and shall conform to this requirement along a minimum of 65% of the entire length of the property line.
 - Proposal conforms with the existing building located within ten feet of the property line along 75% of the entire length of the property line.

- **Open space requirement:**
 - Minimum of 15% required.
 - Proposal conforms at 22%.
- **Off-street parking and loading requirements:**
 - The proposal will conform to the bicycle parking requirement of one space per four dwelling units, with at least six bike spaces proposed within the building.
 - The development is required to provide at least one off-street parking space for each dwelling unit.
 - Proposal conforms with 44 off-street parking spaces provided.
- **Lot coverage:**
 - Maximum of 80% lot coverage permitted.
 - Proposal conforms with 31% lot coverage.

E. Public Schools Impacts

- The site is located in the Taylor Elementary School, the Blair Middle School and Maury High School attendance zones.
- School attendance zones include Taylor Elementary School (82% utilization), Blair Middle School (77% utilization) and Maury High School (95% utilization).
- Approximately 4 school aged children could be generated by the proposed development (0.1 school aged children per unit).
- Given the low number of potential students and the existing school capacity, no significant school impacts are anticipated.

F. Environmental Impacts

- The proposed multi-family conversion is currently being reviewed through the City's Site Plan Review process for the new parking lot, which will require all site development to adhere to the regulations of the *Zoning Ordinance*, including landscaping and buffering, vehicular circulation, and stormwater improvements.
- As part of the Site Plan Review process, a landscape verge with street trees will be installed in the right-of-way directly in front of the building façade along East 22nd Street.

G. AICUZ Impacts

N/A

H. Surrounding Area/Site Impacts

By requiring this use to conform to the condition listed below, granting the development certificate should not have a negative effect on the surrounding area.

I. Payment of Taxes

The owner of the property is current on all real estate taxes.

J. Civic League

- The site is not located within any civic league area.
- Notice of the request was given to the Ghent Business Association on April 13.

K. Recommendation

Given that no development waivers are requested, and that the proposed use is supported by the adopted Future Land Use Map and is permitted by-right within the G-1 zoning district, and since the proposed adaptive reuse of the historic warehouse is supported by the Preserving Our Heritage chapter of *plaNorfolk2030*, staff recommends **approval** of the Granby Development Certificate, subject to the following condition:

- (a) The site shall be designed generally in accordance with the layout as prepared by Silvercore Land Development Consultants, dated April 7, 2016, attached hereto and marked as "Exhibit A," subject to any revisions required to be made by the City during the review by the City's site plan review process and building permit plan review process.

Attachments

Location Map

plaNorfolk2030 Future Land Use Map

Zoning Map

plaNorfolk2030 Action N5.1.16 for Mid-Town Industrial Area

plaNorfolk2030 Action N5.1.18 with proposed boundaries of Monticello-Granby Corridor

Application

Physical Survey

Conceptual Site Plan

Notice to the Ghent Business Association

Proponents and Opponents

Proponents

Chris Johnson – Applicant
1425 E. Cary Street
Richmond, VA 23219

Opponents

None

Form and Correctness Approved

Contents Approved: *M.A.*

By

[Signature]
Office of the City Attorney

By

[Signature]
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A GRANBY DEVELOPMENT CERTIFICATE TO PERMIT THE RENOVATION OF AN EXISTING WAREHOUSE TO PROVIDE RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED AT 210 EAST 22ND STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Granby Development Certificate is hereby granted to permit the renovation of an existing warehouse to provide 36 new residential dwelling units on property located at 210 East 22nd Street. The property to which the Certificate applies is more fully described as follows:

Property fronts 230 feet, more or less, along the northern line of East 22nd Street beginning 90 feet, more or less, from the eastern line of Monticello Avenue and extending eastwardly; premises numbered 210 East 22nd Street.

Section 2:- That the Council expressly finds that waivers from the requirements of §§ 10-16.(e) and 10-16.9(f) of the Zoning Ordinance of the City of Norfolk, 1992, (as amended) regarding fenestration and required use of ground floor areas are appropriate because the application submitted, while not strictly in accord with certain general regulations, meets public purposes, is not contrary to planning principals contained in the adopted general plan of Norfolk, and provides public protection to an equivalent or greater degree and provides public protection to an equivalent or greater degree; and also because, in the particular circumstances of the case, strict application of these regulations is not necessary for the accomplishment of public purposes or the provision of public protection at this time or in the future; wherefore such waiver is hereby granted.

Section 3:- That the Granby Development Certificate granted hereby shall be subject to the following condition:

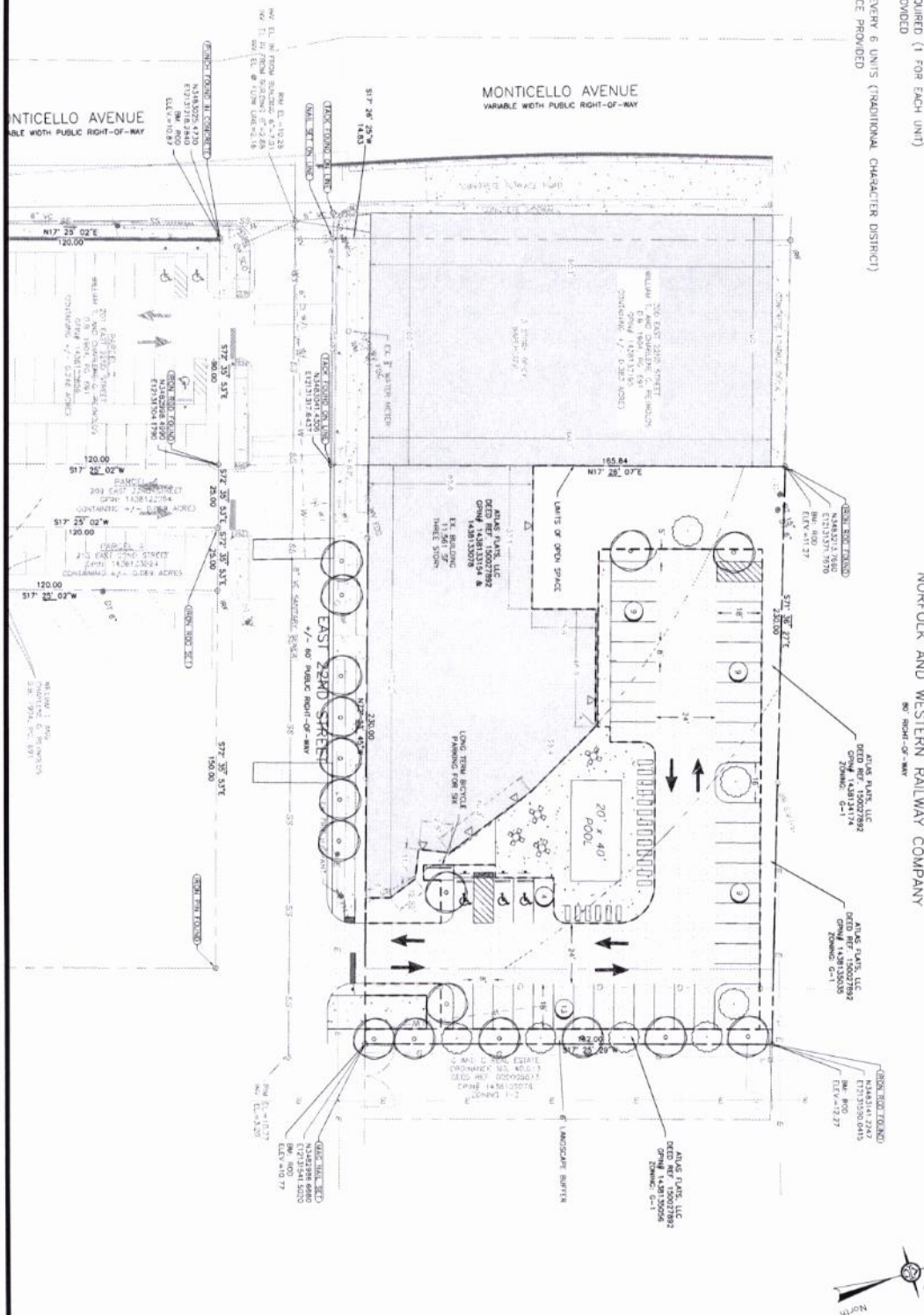
- (a) The site shall be designed generally in accordance with the layout as prepared by Silvercore Land Development Consultants, dated April 5, 2016, attached hereto and marked as "Exhibit A," subject to any revisions required to be made by the City during the review by the City's site plan review process and building permit plan review process.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (1 page)

- 210 EAST 22ND STREET
- LOT AREA: 37,637 SF
- ALLOWABLE LOT COVERAGE: 80%
- PROPOSED LOT COVERAGE: 31% (11,561 SF)
- OPEN SPACE REQ'D: 15% MINIMUM
- OPEN SPACE PROPOSED: 28% (10,724 SF)
- PARKING:
- 36 PARKING SPACES REQUIRED (1 FOR EACH UNIT)
- 44 PARKING SPACES PROVIDED
- BICYCLE PARKING:
- 1 PARKING SPACE FOR EVERY 6 UNITS (TRADITIONAL CHARACTER DISTRICT)
- 6 BICYCLE PARKING SPACE PROVIDED



SHEET

210 EAST 22ND STREET
HUNTERSVILLE DISTRICT
CITY OF NORFOLK, VIRGINIA

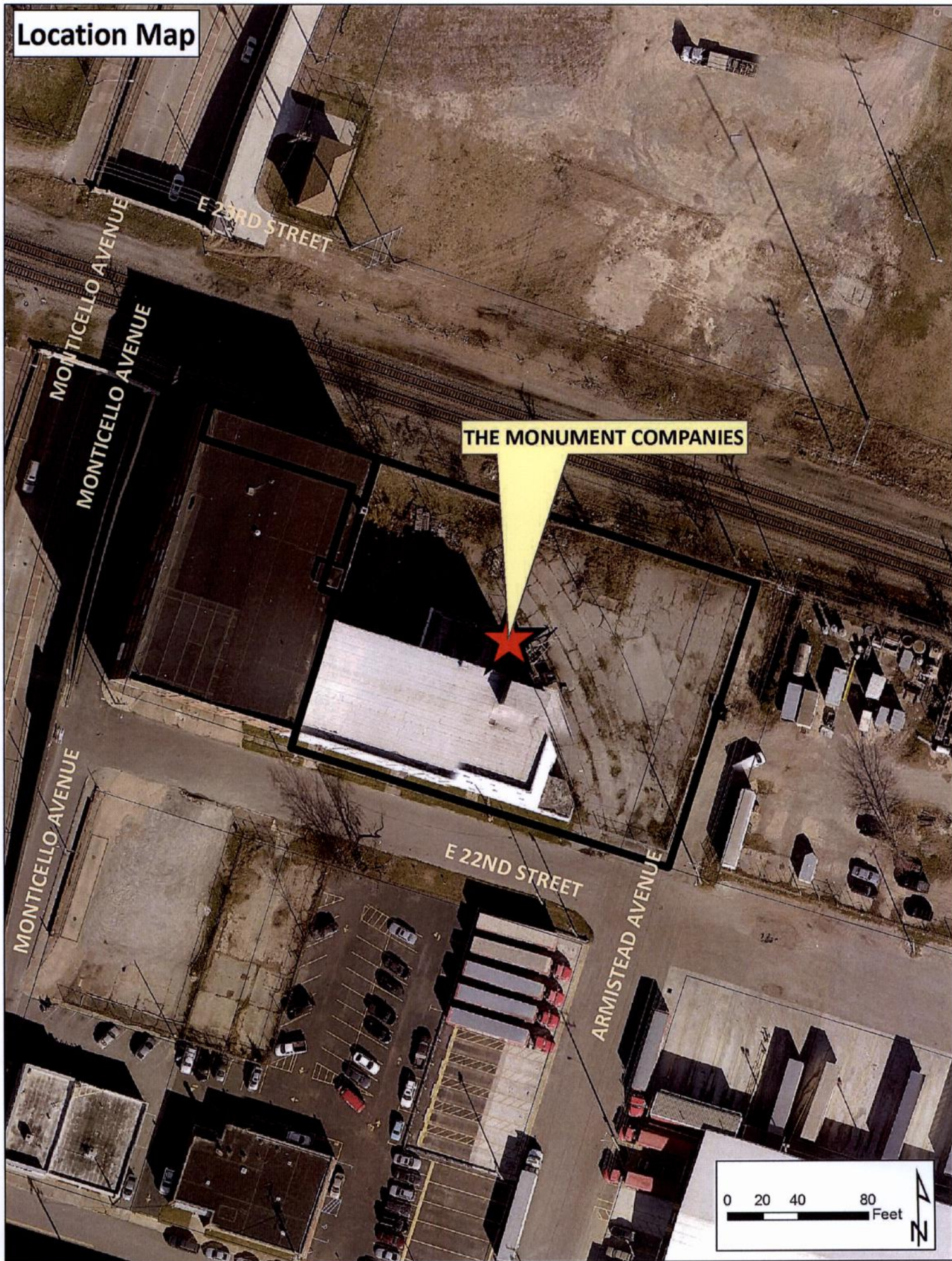
210 EAST 22ND STREET

HUNTERSVILLE DISTRICT

CITY OF NORFOLK, VIRGINIA

SILVERCORE
LAND DEVELOPMENT CONSULTANTS

Location Map



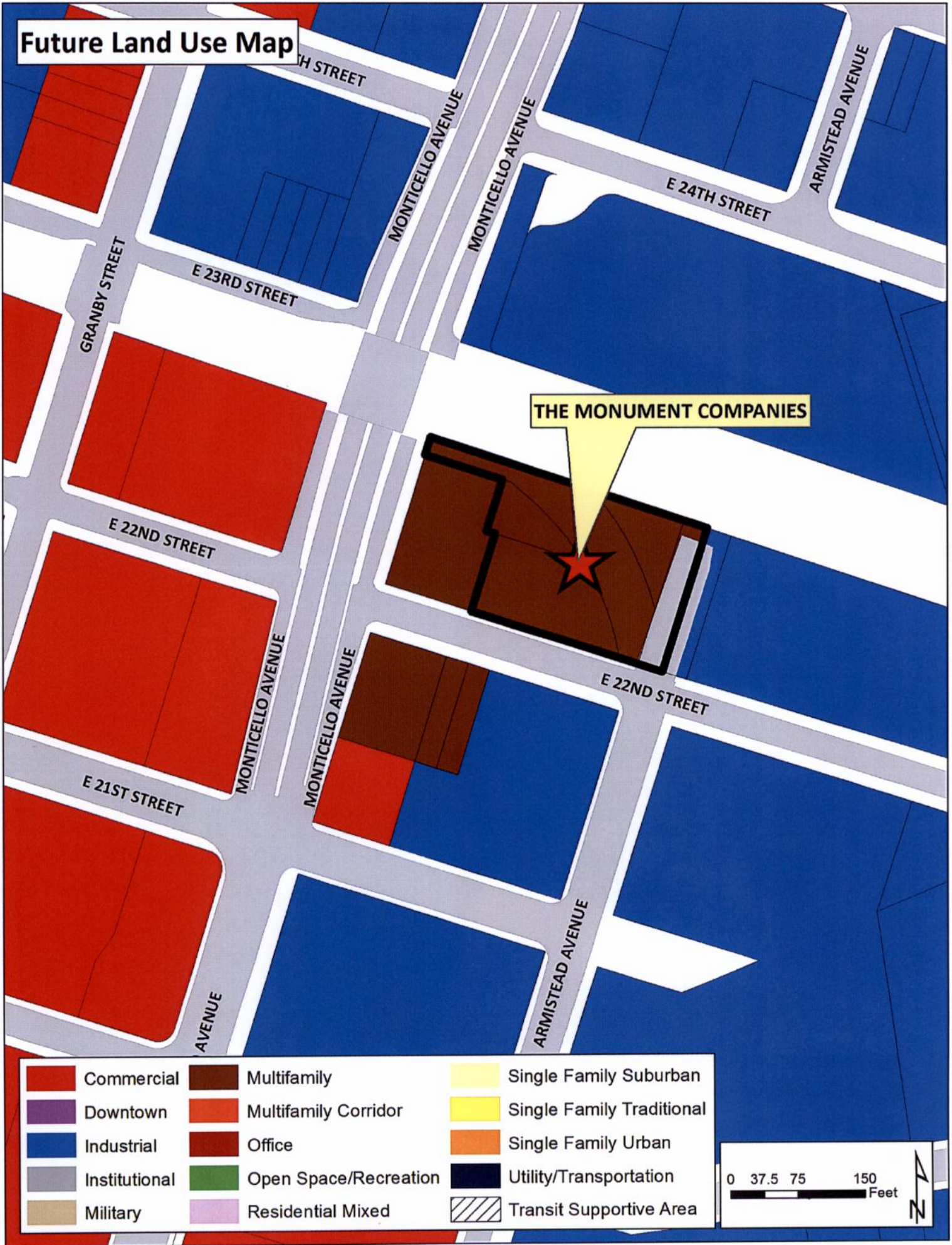
THE MONUMENT COMPANIES

E 22ND STREET

0 20 40 80 Feet



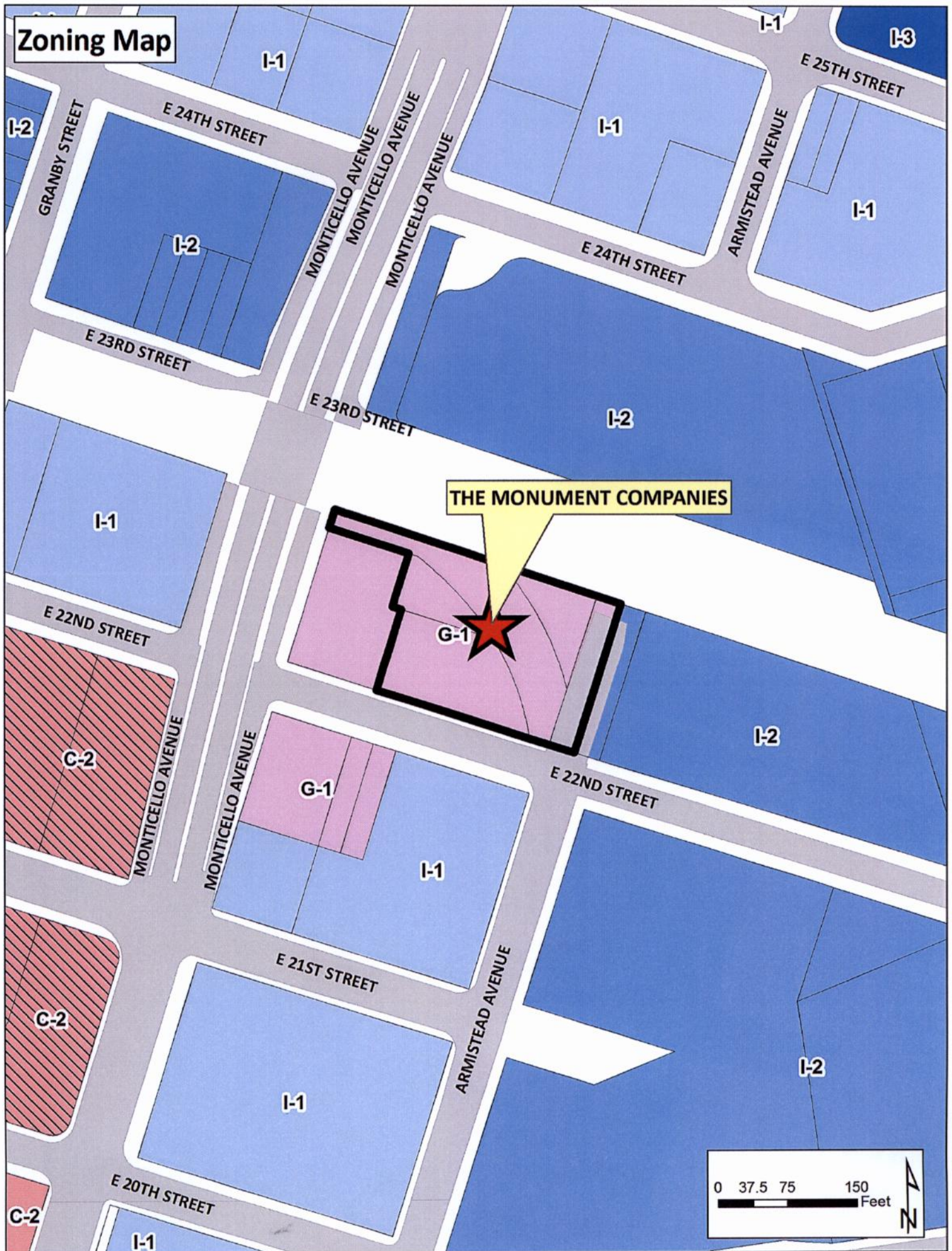
Future Land Use Map

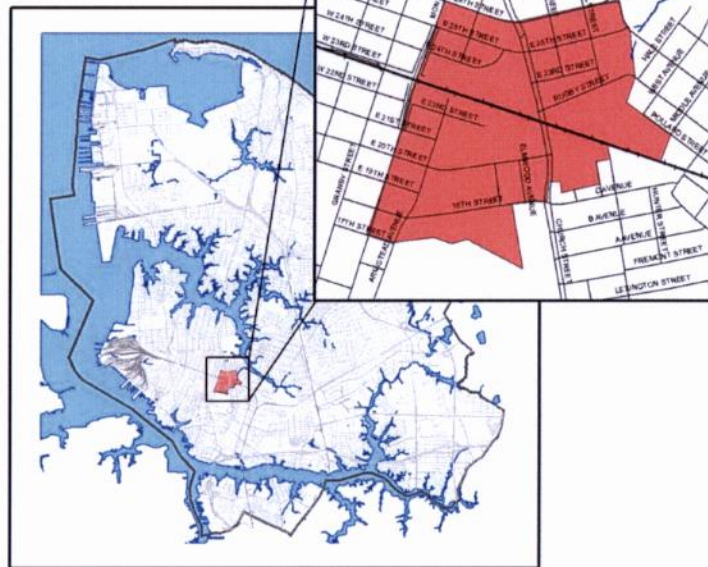


 Commercial	 Multifamily	 Single Family Suburban
 Downtown	 Multifamily Corridor	 Single Family Traditional
 Industrial	 Office	 Single Family Urban
 Institutional	 Open Space/Recreation	 Utility/Transportation
 Military	 Residential Mixed	 Transit Supportive Area



Zoning Map





Action N5.1.18. Implement the following actions for the Monticello-Granby Corridor.

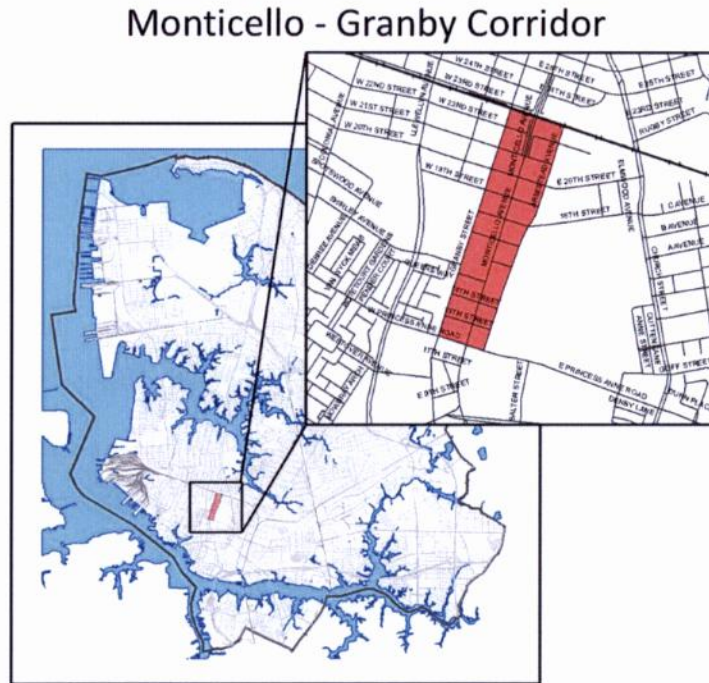
- N5.1.18(a). Promote the transition of the Monticello-Granby Corridor from predominantly industrial and automobile-oriented uses to a higher intensity of mixed use development, including residential.

- N5.1.18(b). Ensure that all new development projects provide an active

streetscape for Granby Street and Monticello Avenue by constructing buildings with active first floor uses, with façades built to the right-of-way line, and with at least 50% first floor transparency.

- N5.1.18(c). Ensure that new development does not negatively impact the residential and institutional character of the surrounding neighborhoods by providing adequate parking for all uses and adequate open space for residential uses.

- N5.1.18(d). Consider expansion of the G-1 zoning district, or the creation of one or more additional zoning districts throughout the corridor to ensure appropriate development form.





APPLICATION
G-1 Granby/Monticello Corridor Development Certificate

Date of application: April 5, 2016

DESCRIPTION OF PROPERTY

Proposed Location of Property: Street Number) 210 (Street Name) E. 22nd St
Zoning Classification: G-1

Existing Use of Property: Vacant warehouse

Current Building Square Footage: 30,991 sf

Proposed Use: Residential Multi-Family (36 units)

Trade Name of Business (If applicable) _____

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name: The Monument Companies, LLC

2. Name of applicant: (Last) Johnson (First) Chris (MI) D

Mailing address of applicant (Street/P.O. Box): 1425 East Cary
Street

(City) Richmond (State) VA (Zip Code) 23219

Daytime telephone number of applicant (443) 223.3325 Fax (804) 303.7348

E-mail address of applicant: ebarrineau@themonumentcompanies.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised March, 2015)

Granby/Monticello Development Certificate
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name: The Monument Companies, LLC

2. Name of applicant: (Last) Johnson (First) Chris (MI) D

Mailing address of applicant (Street/P.O. Box): 1425 East Cary
Street

(City) Richmond (State) VA (Zip Code) 23219

Daytime telephone number of applicant (443) 223.3325 Fax (804) 303.7348

E-mail address of applicant: ebarrineau@themonumentcompanies.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Atlas Flats, LLC (First) MI)

Mailing address of property owner (Street/P.O. box): 520 W 21st St, Suite G2-110

(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number of owner (757)615.4615

E-mail address of property owner: andy@rockvilleddevelopment.com

CIVIC LEAGUE INFORMATION

Civic League contact: Ted Enright, Ghent Business
Association

Date(s) contacted: 04/04/2016. Will present at May 11th GBA Meeting

Ward/Super Ward information: Ward 4, Super Ward 7

CRITERIA FOR REVIEW

Please provide the following information:

- (a) Use characteristics of the proposed development, including provision for ground-floor active uses and continuity along surrounding street fronts and provision of residential uses within the surroundings.
This development is an adaptive reuse of an existing warehouse building to 36 apartments. There will be dwelling units on the ground floor and all historic openings on street frontages will be maintained.
- (b) Preservation of historic structures and districts; preservation of significant features of existing buildings are to be renovated; relation to nearby historic structures or districts including a need for height limits.
This project seeks tax credit approval with Department of Historic Resources (DHR) and the National Park Service (NPS). Consequently, the historic fabric of the building will be maintained and improved. Historically significant features will be restored and maintained. The current building envelope will not have a visible change from the street level with regard to height or massing.
- (c) Location and adequacy of off-street parking and loading provisions, including the desirability of bicycle parking.
One vehicle parking space for each unit is required. Forty-four parking spaces for cars are proposed, which allows for one space per unit plus eight additional parking spaces. One bicycle parking space for every six units is required. We propose six bicycle parking spaces as shown on the site plan.
- (d) The provision of open space to meet the requirements of the district; the location, design landscaping and other significant characteristics of this public open space, and its relation to existing and planned public and private open space.
The lot area is 37,637 sf and the lot coverage is 11,561 sf (31%; 80% allowed). We propose 8,263 sf (22%; 15% minimum required) of open space on the lot. A pool amenity for tenants as well as green space are proposed on the rear of the site.
- (e) Pedestrian circulation within the proposed development and its relation to any available public open space and pedestrian circulation patterns, particularly to plans for any improved pedestrian connections.
Existing pedestrian circulation (sidewalk) is maintained.
- (f) Architectural relationships, both formal and functional, of the proposed development to surrounding buildings, including building siting, massing, proportion, and scale. No changes to the existing historic structure with regard to massing, siting, proportion or scale. Historic openings will be maintained and restored.
- (g) Protection of significant views and view corridors.
No change to the scale or massing of the existing structure visible from the street level, so all significant views and corridors are maintained.

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised March, 2015)

REQUIRED ATTACHMENTS

- Required application fee, **\$5** (if check, made payable to the City of Norfolk).
- **If waivers are requested**, additional analysis will be needed; which will require an additional fee of **\$100**.
- Description and details of proposal.
 - One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways and Parking
 - Landscaping
 - Property lines (see attached example)
 - Location and dimensions of onsite signage
 - Please provide the names and addresses of all professional consultants advising the applicant in the proposed development
 - One 8½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name:  Sign: Tom Dickey 04/06/2016
(Signature of Property Owner, or Authorized Agent of Property Owner) (Date)

Print name: _____ Sign: _____ / _____ / _____
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / _____ / _____
(Authorized Agent Signature, if applicable) (Date)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised March, 2015)

April 4, 2016

Department of City Planning
810 Union Street, Room 508
Norfolk, Virginia 23510

City Surveyor
Division of Surveys
City of Norfolk
Room 750, City Hall Building
Norfolk, Virginia 23501

RE: 210 East 22nd Street

To Whom It May Concern:

Please accept this letter on our behalf (Owner of the below properties), to grant permission to The Monument Companies to file applications for the Granby Development Certificate and Site Plan Review and all other necessary submittals with the City of Norfolk for the properties listed below.

210 E. 22nd Street

Parcel 1: 1438133154 & 1438133078

206 E. 22nd Street

Parcel 2: 1438134174

W S Armistead Avenue

Parcel 3: 1438135035

N S E 22nd Street

Parcel 4: 1438135056

Sincerely,



Andy McCullough
Owner, Atlas Flats, LLC

A PORTION OF THIS AREA IS SUBJECT TO POSSIBLE EASEMENTS THAT COULD BE DISCLOSED IN A TITLE REPORT NOT YET PROVIDED. THE TITLE REPORT REFERENCED HEREON WAS PREPARED FOR 200, 201, 209 & 213 EAST 22ND STREET EXCLUSIVELY.

Old Republic National Title Insurance Company COMMITMENT NO. 8715-0744(RL) COMMITMENT DATE: JANUARY 07, 2015 SCHEDULE B - SECTION 1 EXCEPTIONS		
EXCEPTION #	DEED REFERENCE	DESCRIPTION
5	D.B. 319C PG. 250	BLANKET EASEMENT NOT PLOTTABLE
6	D.B. 310D PG. 233	BLANKET EASEMENT NOT PLOTTABLE

UTILITIES SHOWN ARE FROM A COMBINATION OF FIELD LOCATED EVIDENCE AND CITY OF NORFOLK PROVIDED MAPPING.

THIS TOPOGRAPHIC SURVEY FOR A PROPOSED SITE DESIGN AT 200, 201, 209, 210 & 213 E 22ND STREET IN THE CITY OF NORFOLK, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF GEORGE L. NYFELER, II FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THE MAPPING AND DATA WAS OBTAINED BETWEEN 1/26/2016 AND 3/15/2016; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

RM EL.=10.28
INV. EL. IN FROM BUILDING 6"-17.91
INV. EL. IN FROM BUILDING 5"-2.88
INV. EL. FLOW LINE=2.18

20' 0 20' 40' 60'
1" = 20'

VERTICAL DATUM: NAVD83

HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH OPUS SOLUTIONS FOR STATIC GPS OBSERVED POINTS.

EXISTING CONDITIONS LEGEND

- FFE = FINISHED FLOOR ELEVATION
- = PROPERTY LINE
- = BUILDING LINE
- EM = ELECTRIC METER
- = OVERHEAD UTILITY LINE
- = LIGHT POLE
- CPD = UTILITY POLE
- = CONCRETE
- = BOLLARD
- = GAS VALVE
- = GAS METER
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = CONCRETE CURB
- = ASPHALT
- = CABLE BOX
- = FENCE LINE
- = WATER LINE
- = SANITARY SEWER LINE
- = SDN
- = SANITARY SEWER MANHOLE
- = PAINTED GAS LINE
- = PAINTED TELECOMMUNICATION LINE
- = PAINTED UNKNOWN UTILITY LINE
- = FIELD LOCATED BORING
- = TREELINE
- = DECIDUOUS TREE
- = 4" DOWNSPOUT

WHISKY RIVER
DEVELOPMENT, LLC
DEED REF. 150094874
GPN# 1438121877

MONTICELLO AVENUE
80' PUBLIC RIGHT-OF-WAY

EAST 22ND STREET
80' PUBLIC RIGHT-OF-WAY

ARMISTEAD AVENUE
80' PUBLIC RIGHT-OF-WAY

NORFOLK AND WESTERN RAILWAY COMPANY
80' RIGHT-OF-WAY



DATE	BY	FOR	DATE	BY	FOR
3/15/2016	NYFELER	NYFELER	3/15/2016	NYFELER	NYFELER

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
200, 201, 209, 210 & 213
EAST 22ND STREET AND A PORTION
OF VACATED ARMISTEAD AVENUE
CITY OF NORFOLK, VA
Prepared For: BLUETOOTH

Simons, Matthew

From: Straley, Matthew
Sent: Wednesday, April 13, 2016 10:47 AM
To: 'ted@nusbauminsurance.com'
Cc: Riddick, Paul; Williams, Angelia M.; Wilson, Denise; Simons, Matthew
Subject: new Planning Commission application
Attachments: Monument Companies.pdf

Mr. Enright,

Attached please find the application to grant a Granby Development Certificate without waivers to permit a substantial renovation of an existing structure located at 210 East 22nd Street.

The item is tentatively scheduled for the May 26, 2016 Planning Commission public hearing.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

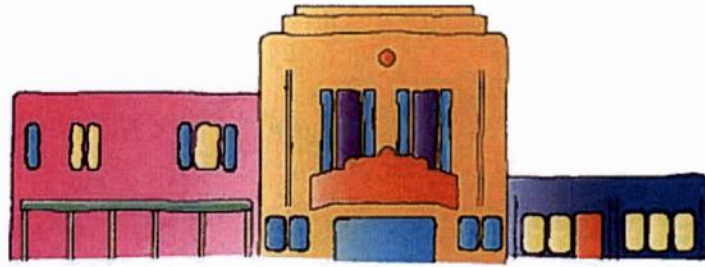
Thank you.

Matthew Straley
GIS Technician II


City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov





Ghent Business Association

May 24, 2016

City Council
City of Norfolk
City Hall
Norfolk, VA 23510

To whom it may concern,

The GBA would like to express its support for the project proposed for the address 210 E. 22nd Street by Monument Construction.

Sincerely,

Ted Enright
Corresponding Secretary
Development Committee Chairman
Ghent Business Association